

Doc. # 5073
ADOPTED 7/14/88

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL SWC-2 IN THE ROSLINDALE
SECTION OF THE CITY

WHEREAS, The Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for a loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Roslindale Study Area projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, HI-Tech Structures, Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SWC-2 in Roslindale, and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That HI-Tech Structures, Inc. be, and hereby is, finally designated as Redeveloper of Parcel SWC-2 in Roslindale.
2. That it is hereby determined that HI-Tech Structures, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Plan for Roslindale.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specification submitted by HI-Tech Structures, Inc. for the development of Parcel SWC-2 conform in all respects to the Plan for Roslindale and that said final working Drawings and Specifications be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel SWC-2 to HI-Tech Structures, Inc., said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



FRANK PA

ARNOLD

ARBORETUM

BRANCH

SHUTTER HOSPITAL

FOREST HILLS
CEMETERY

BOSTON

ST. MICHAEL'S
CEM.

MT. HOPE CEMETERY

SWC-2

NEW CALVARY
CEMETERY

CALVARY CEM

PREDECESSOR
ORION

ALMONT ST
PLAYGROUND

GEORGE WRIGHT

GOLF COURSE

OK H

Y

MINSTER

E

TRUMAN HIGHWAY

**BOSTON
REDEVELOPMENT
AUTHORITY**

**PARCEL
#SWC-2**

ROSELAND, MA

DEVELOPER:
HI-TECH
STRUCTURES
INC.

[illegible]

City-Design Collaborative, Inc.
254 California Street
Berkeley, CA 94704 415/849-1400

1. **What is the purpose of the study?**
 2. **What are the research questions?**
 3. **What are the hypotheses?**

卷之四

SEATTLE CHRONICLE

11





BOSTON
REDEVELOPMENT
AUTHORITY

PARCEL
#SWC-2

ROSLINDALE, MA

DEVELOPER:
HI-TECH
STRUCTURES
INC.

CityDesign

CityDesign Collaborative, Inc.
104 Bayview Street
Boston, Mass 02115 617/530-1339

Urban Design/Planning
Architecture
Graphic Design

Project No. 37081

Scale

Date

Drawn by

Checked by

Reviewed by

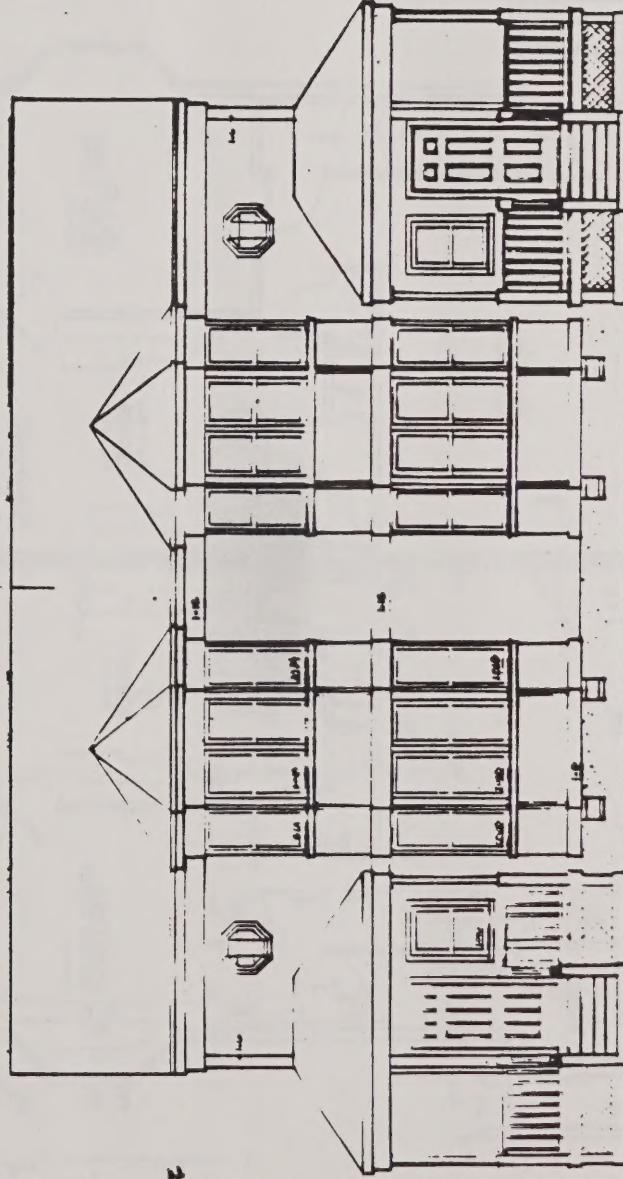
Working Title

SOUTHWEST CORNER

FRONT ELEVATION

Working Title

A-4



26'00" TO PLATE

17'00" SECOND FLOOR

8'00" FIRST FLOOR

0'00" BASEMENT

FRONT ELEVATION
1/4" = 1'-0"

**BOSTON
REDEVELOPMENT
AUTHORITY**

**PARCEL
#SWC-2**

**ROSLINDALE, MA
DEVELOPER:
HI-TECH
STRUCTURES
INC.**

၁၈၂၃ ခုနှစ်

City-Design Collaborative, Inc.
184 Bayview Street
Boston, Mass 02116 617/538-1374

**Urban Design/Planning
Landscape Architecture
Architects
Graphic Design**

Project the Plot

1

Date APR 11 8, 1945

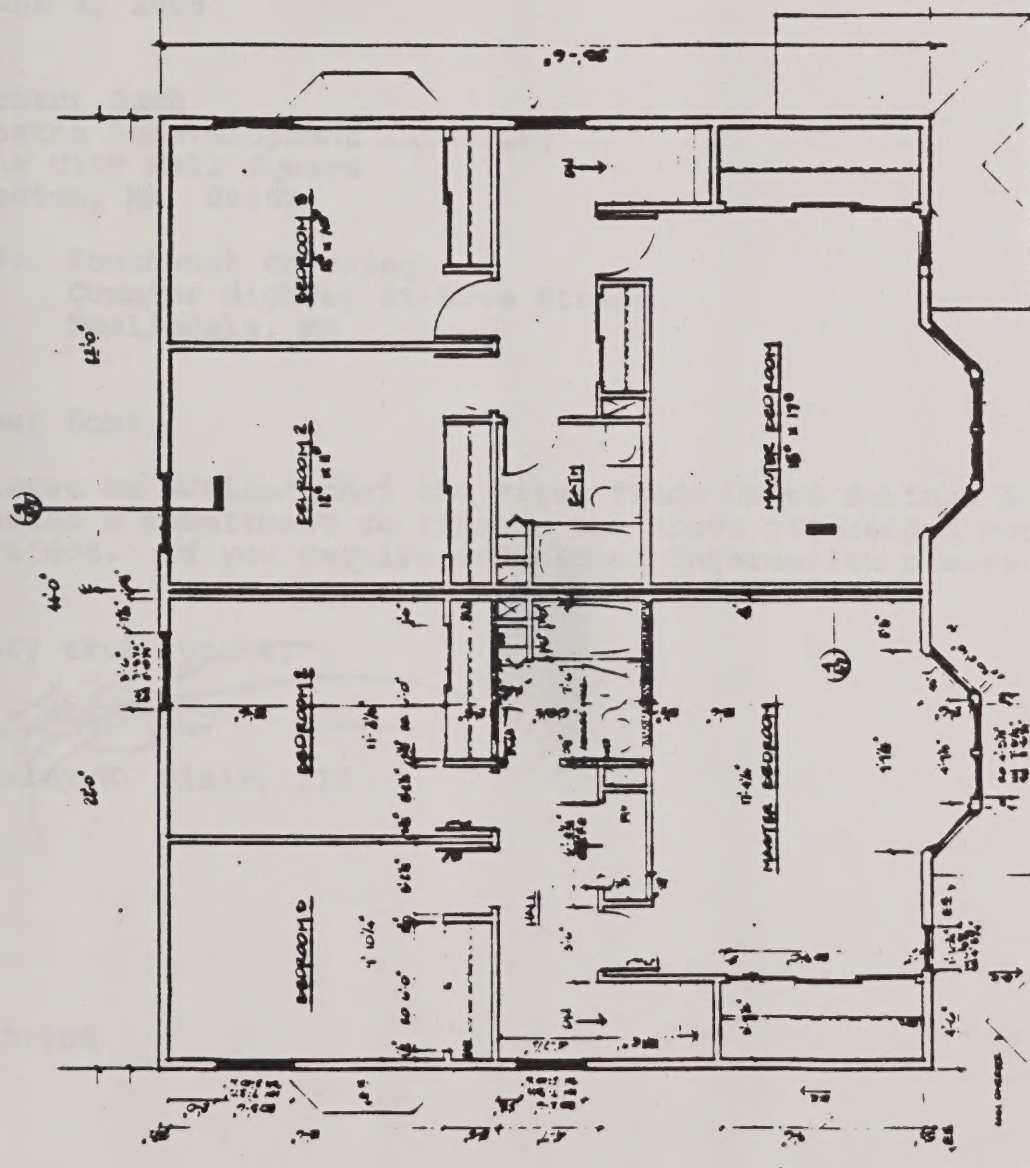
一

Appendix

...

THE

SOUTHWEST CROCODING BECOMES FLOOR PLAN



SECOND FLOOR PLAN



**First Trade Union
Savings Bank, FSB**

Wesley K. Blair, III
Vice President/
Sr. Commercial Loan Officer

June 7, 1988

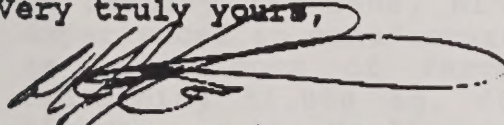
Robert Rush
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: Southwest Crossing
Cummins Highway at Rowe Street
Roslindale, MA

Dear Bob:

Please be advised that the First Trade Union Savings Bank has issued a commitment to finance the above referenced condominium project. If you require additional information please call.

Very truly yours,



Wesley K. Blair, III

WKB:tcd

JULY 14, 1988

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND DEVELOPMENT
BOB RUSH, SENIOR PROJECT MANAGER
JOHN NOONE, PROJECT MANAGER

SUBJECT: SOUTHWEST CORRIDOR PARCEL 2 ROSLINDALE
FINAL DESIGNATION/BRIDGE LOAN

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY GRANT FINAL DESIGNATION OF AUTHORITY-OWNED VACANT LAND KNOWN AS PARCEL SWC-2 LOCATED AT THE CORNER OF ROWE STREET AND CUMMINS HIGHWAY IN THE ROSLINDALE SECTION OF THE CITY TO HI-TECH STRUCTURES, INC OF WESTON, MASS, AND THAT THE DIRECTOR BE AUTHORIZED TO ADVANCE UP TO \$150,000 AS A TEMPORARY LOAN TO THE PROJECT IN ANTICIPATION OF NEIGHBORHOOD HOUSING TRUST FUNDS THAT WILL INSURE FIFTY PERCENT AFFORDABILITY IN THE PROJECT

The Authority acquired this parcel and others along the Southwest Corridor in Roslindale and Hyde Park from the State Department of Public Works in December 1986.

On January 14, 1988, HI-Tech Structures, a female owned firm experienced in manufactured housing, was tentatively designated as redeveloper of Parcel SWC-2, a vacant parcel of land containing 51,068 sq. ft. bound by Rowe Street and Cummins Highway, in the Roslindale section of the City.

HI-Tech Structures, Inc. development proposal calls for the construction of six duplexes. These twelve units will measure in excess of 1,500 square feet and provide three bedrooms. The siting of these duplexes will allow for two off-street parking spaces per unit and ample open green space.

Six of the twelve units will be made available to moderate income families through the Homeownership Opportunity Program (HOP), at an average sale price of \$85,000 per unit. The remaining six units will be sold at market prices.

The proposed development has been reviewed by community representatives, including Boston City Concillor Menino, Father Vartzelis of the local parish, and several abutters. As a result, the developer has incorporated their concerns

into the project. The project provides for two parking spaces per unit rather than the minimum R-.5 zoning requirement of one space per unit. The proposed FAR is .37 rather than the maximum allowed FAR of .5. The proposed siting of the six duplexes enables the most efficient use of space while conforming with the aesthetics of the surrounding neighborhood. Community support for this development on this long-blighted site is very strong. Staff reviews of the proposed development have been completed and staff recommends final designation of this parcel to HI-Tech Structures, Inc.

In addition, the developer also seeks Authority approval of a bridge loan of up to \$150,000 to allow the project, already delayed for more than two months, to begin construction immediately and thereby respond to strong community sentiment and expectations that the units be completed this construction season. It is expected that Neighborhood Housing Trust funds will become available during the summer building season in the amount of up to \$150,000 to guarantee the project's viability to the lending institution.

The proposed linkage application envisions an internal subsidy from the market units to underwrite the affordable units. However, given the current market conditions, lenders do not want to rely totally on the internal subsidy. Therefore, the Authority is being asked to guarantee up to \$150,000, or \$25,000 per unit, if the market units do not produce sufficient revenues to write down the costs of the affordable units to \$85,000 per unit, until such a time as the Trust assumes said guarantee. This will allow the developer to begin construction immediately, before the commitment of Trust funds, and thereby meet community expectations of a summer build and fall sale of the units.

As appropriate resolution and vote follow:

VOTED: That the Director be and hereby is authorized to enter into a bridge loan agreement with HI-Tech Structures, Inc. for up to \$150,000, which loan shall be repaid by anticipated Neighborhood Housing Trust funds from a Housing Creation funding round, together with such other documents as may be necessary, each on such terms and conditions as the Director may deem necessary and/or appropriate.

The Church of the Sacred Heart

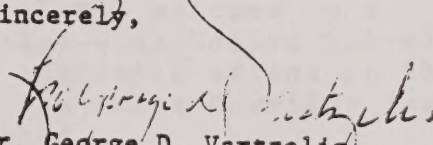
169 CUMMINS HIGHWAY
ROSLINDALE, MASS. 02131
TEL. 325-3322

January 14, 1988

To Whom It May Concern:

This is to inform you that as Pastor of Sacred Heart Parish, Roslindale, I am aware of the efforts of Robert Vitello, Director of Hi-Tech Structure, Inc. of Weston and his plans for housing, including affordable house for the Rowe St. parcel - SWC-2. It will be an asset for our area and we look forward to its completion. We have had local input under the leadership of Councilor Tom Menino and we are aware and support the goals of the BRA in this matter.

Sincerely,


Fr. George D. Vartzelis



THOMAS M. MENINO
DISTRICT 5
725-3510

Boston City Council
NEW CITY HALL
ONE CITY HALL SQUARE
BOSTON, MASSACHUSETTS 02201

COMMITTEES:
NEIGHBORHOOD & CITY SERVICES
(Chairman)
SPECIAL COMMITTEE ON HOMELESS

December 1, 1987

Stephen Coyle, Director
Boston Redevelopment Authority
Boston City Hall - Ninth Floor
Boston, Massachusetts 02201

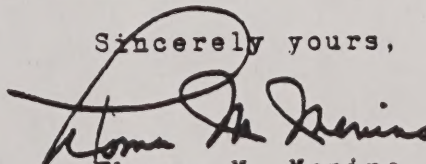
Dear Mr. Coyle,

A proposal is before the Boston Redevelopment Authority regarding the designation of six duplexes as part of the Rowe Street project (SWC-2). I wish to express my full support of this proposal of Hi-Tech Structures Incorporated.

Such a proposal, I feel, is beneficial to the community, as well as the city as a whole. These six duplexes would supply additional affordable housing, which is always welcome to a City experiencing a severe housing shortage-- as Boston indeed is. Their inclusion would also have an aesthetic effect on the community by cleaning up lots along the Southwest Corridor that have served as a blight on the neighborhood.

I ask that the BRA examine this proposal carefully, paying special attention to the points I have introduced. I am sure that you will find this proposal to be a worthwhile addition to the area, and will act accordingly.

Sincerely yours,


Thomas M. Menino